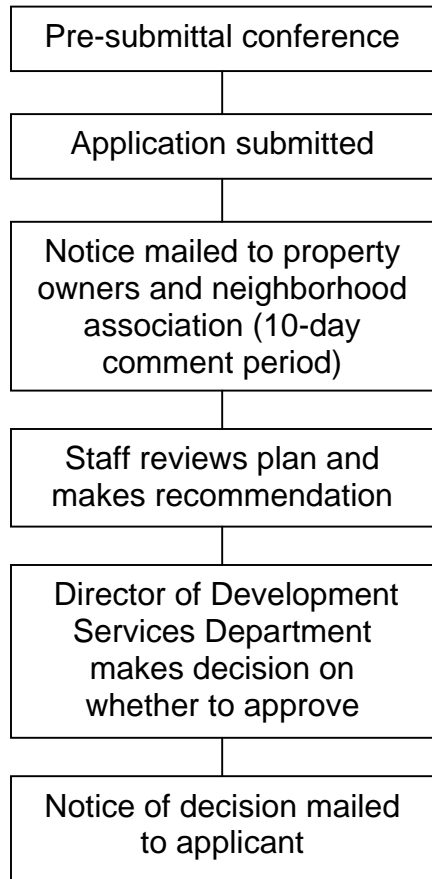


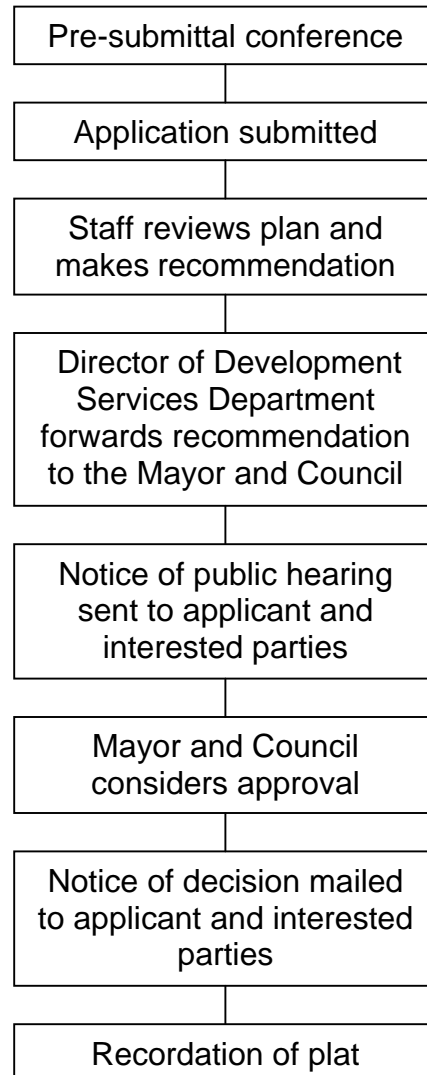
Attachment B: Draft FLD Review and Approval Procedures

- A. Procedures 1 & 2 are the same processes currently used in the review of RCPs. Staff is not proposing any changes to these processes for the FLD.
- B. Procedures 3 & 4 are new processes created by the FLD.
- C. Alternative procedures for FLDs 5 acres or less are described on pages 3 – 5. Staff would like to discuss the alternatives with the Infill Subcommittee in order to identify their recommended approach.

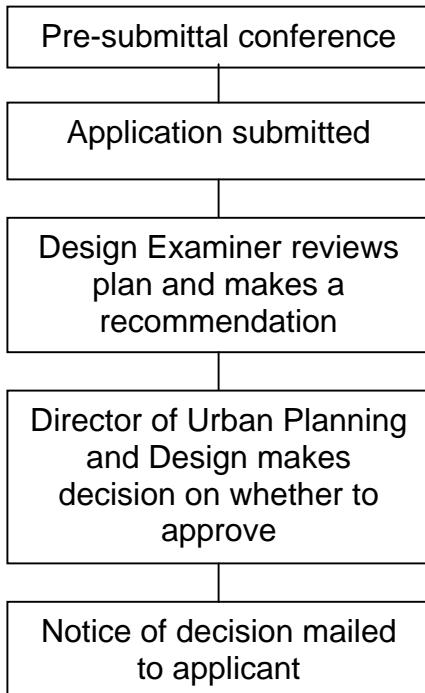
1. Tentative plat review procedure for FLD projects more than 5 acres



2. Final plat review procedure for all FLD projects

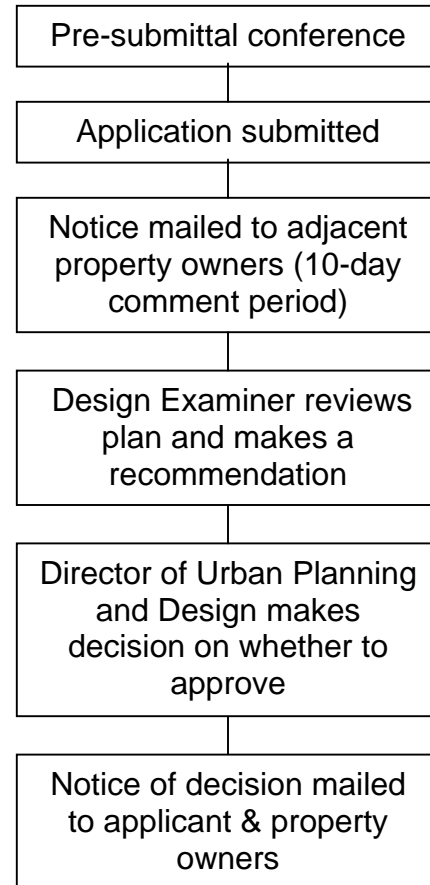


3. Architectural design plan review procedure



NOTE: Architectural design plans shall be reviewed at the time of application for building permit. Notes indicating that the proposed project must comply with the architectural variation requirements shall be put on the tentative plat, final plat or development plan whichever is applicable.

4. Modifications to the privacy mitigation requirements review procedure



NOTE: The review and approval procedure described above will occur at the time of tentative plat. Notes will be required on the plat identifying which lots trigger privacy mitigation and the mitigation measures that must be incorporated into the design of those units. Additionally, the Design Examiner will review the plans at the time of application for building permit for compliance with the requirements.

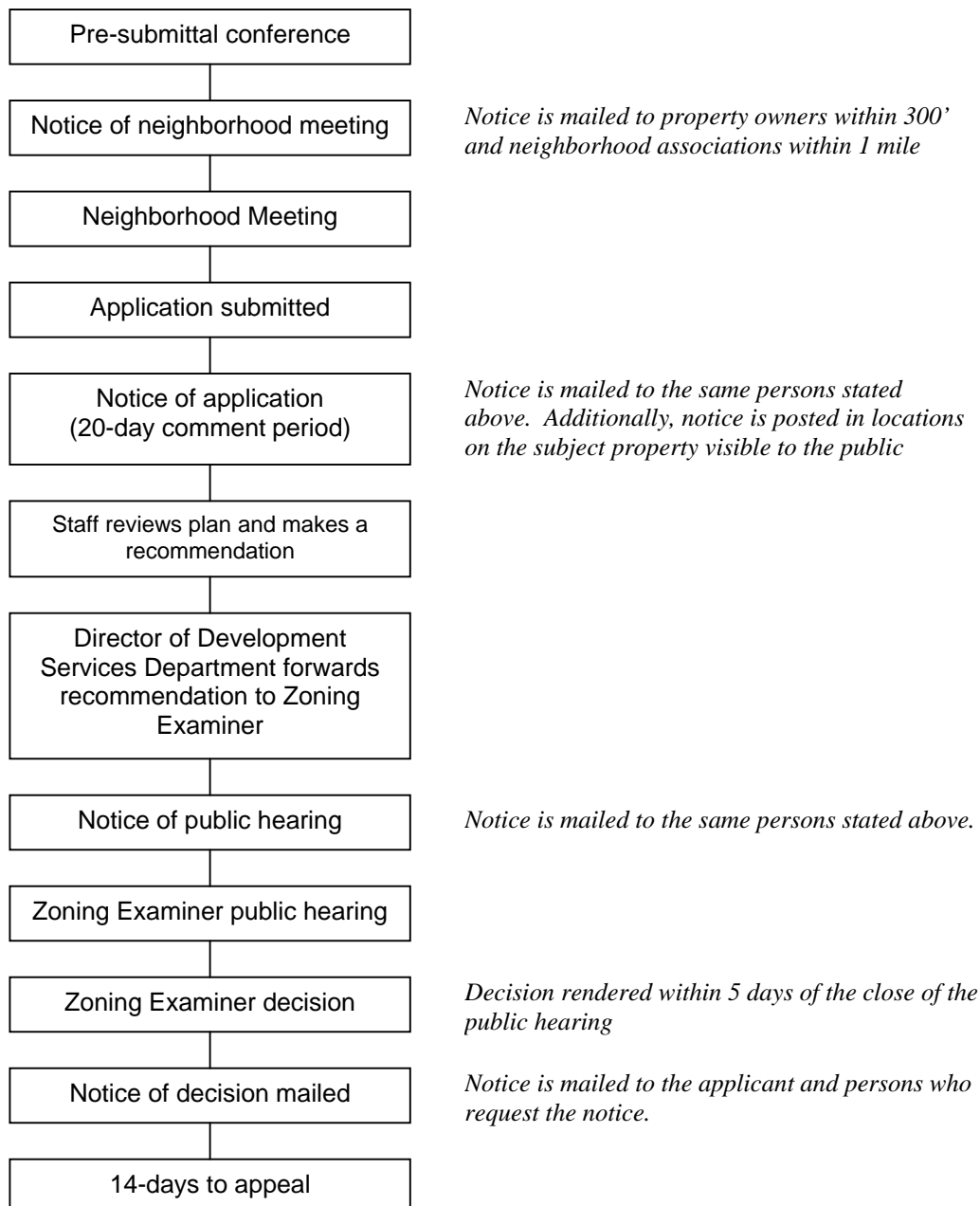
Procedure Alternatives for FLD Projects 5 Acres or Less

Staff would like to discuss the following review procedure alternatives for FLD Projects 5 acres or less with the Infill Subcommittee.

Alternative A: No Change to Current Process

Pros: Public awareness of a proposed development.

Cons: A project that complies with code could still be denied by Zoning Examiner. Time consuming. Potentially deters infill development. Is Zoning Examiner simply ratifying that a FLD project meets code?

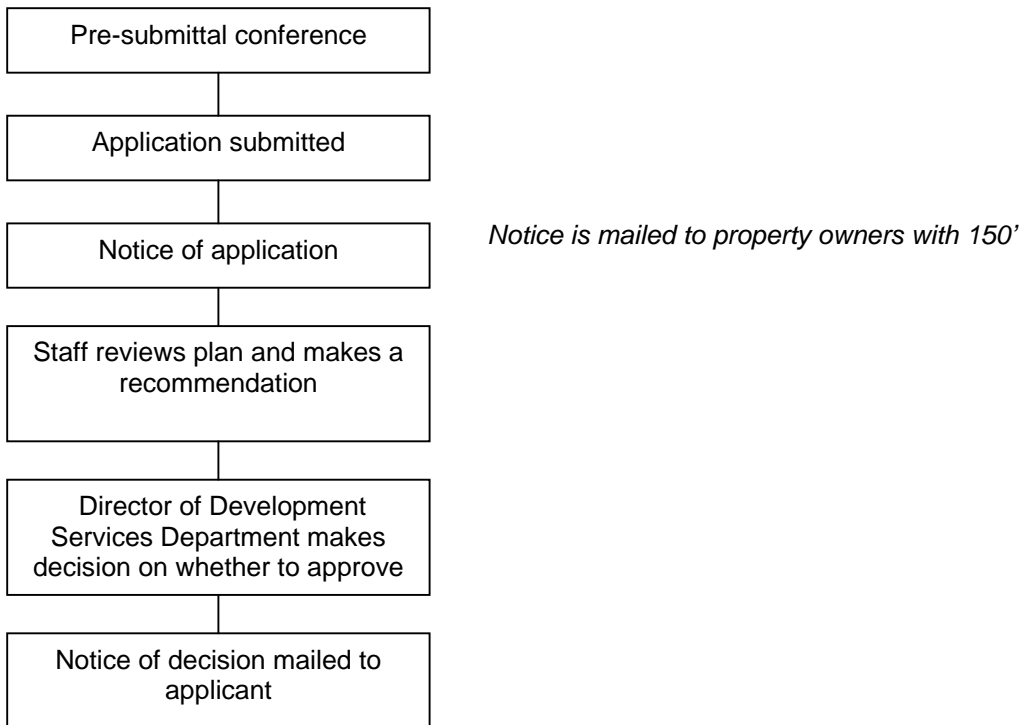


Alternative B: Administrative Approval

(NOTE: this is the process that was used prior to the special exception process currently used which was put in place in October 2006)

Pros: Consistent with how subdivisions are typically reviewed.

Cons: Limited public involvement throughout process.



Alternative C: Hybrid of Alternatives A & B

Pros: More balanced approach. Allows public to be aware of project and to have input, while maintaining administrative review and approval of project.

Cons: Lacks follow through with neighborhood.

